

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		GRAFTON ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	2
Owner 1:	SLOTNICK LAURENCE J ETAL / TRS		
Owner 2:	AMERS REALTY TRUST		
Owner 3:			
Street 1:	94 GRAFTON ST #2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	ROCCO ELIZABETH G -		
Owner 2:	-		
Street 1:	94 GRAFTON ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	633,700	3,300		637,000
Total Card	0.000	633,700	3,300		637,000
Total Parcel	0.000	633,700	3,300		637,000
Source: Market Adj Cost		Total Value per SQ unit /Card:	376.92	/Parcel:	376.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	633,700	3300	.		637,000		Year end	12/23/2021
2021	102	FV	614,600	3300	.		617,900		Year End Roll	12/10/2020
2020	102	FV	605,100	3300	.		608,400	608,400	Year End Roll	12/18/2019
2019	102	FV	544,100	3300	.		547,400	547,400	Year End Roll	1/3/2019
2018	102	FV	479,900	3300	.		483,200	483,200	Year End Roll	12/20/2017
2017	102	FV	436,500	3300	.		439,800	439,800	Year End Roll	1/3/2017
2016	102	FV	436,500	3300	.		439,800	439,800	Year End	1/4/2016
2015	102	FV	402,500	3300	.		405,800	405,800	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann
11/9/2000	Hearing N/C	201	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 102 Condo	Prime NB Desc CONDO	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BK:17959 PG:336 643-6387, Building Number 1.

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1912
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits: 1	Rating: Average
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	64 - 7022

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	8			BR:	3		Baths:	1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.27130175
Const Adj.:	0.98990101
Adj \$ / SQ:	383.831
Other Features:	59000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	778442
Depreciation:	144790
Depreciated Total:	633652

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	8	3	2
Totals				
	1	8	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 027.A-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage		D	Y	1 10X20	A	AV	1930	27.50	T	40	102			3,300		3,300

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,690	383.830	648,67
Net Sketched Area:		1,690	Total:	648,67
Size Ad	1690 Gross Area	1690	FinArea	1690

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

